

**State Awards \$54M for Low-Cost Rentals  
1,062 Apartments to Be Created or Restored**

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The state yesterday awarded more than \$54 million to help finance affordable housing projects in 12 cities and towns, including East Orange, Plainfield, and Somerset County's Franklin Township.

The funding will go toward the creation of 723 affordable rental apartments and the preservation of 339 apartments.

"These investments represent housing opportunities that will make a difference in the lives of thousands of people," said Department of Community Affairs Commissioner Susan Bass Levin.

In East Orange, East Orange General Hospital is spending \$6.7 million to create 24 efficiency apartments at 80 S. Munn Ave. that will provide homes for single, homeless adults with mental illness or other disabilities. The hospital is receiving \$549,230 in state aid and \$4.7 million in tax credits. Each apartment will have a private bath, complete kitchen, storage space, and a combined living and sleeping area. There will be on-site parking, an elevator, laundry, and a multi-purpose room.

In Franklin, RPM Development of Montclair is building Berry Street Commons at 42 and 48 Berry St., the first phase of the redevelopment of the Churchill-Millstone redevelopment area, at a cost of \$23.9 million. RPM is receiving \$1.6 million in state aid and \$14.9 million in tax credits. The commons will consist of two four-story buildings with 94 apartments. There will be seven one-bedroom, 58 two-bedroom, and 29 three-bedroom apartments. Each apartment will have air-conditioning and kitchen appliances. There will be underground and street level parking.

In Plainfield, Presbyterian Homes of Plainfield is spending \$16 million to rehabilitate Plainfield Tower West, a 26-year-old senior citizen building at 601-635 W. 7th. St. The developer is getting \$879,195 in state aid and \$7.5 million in tax credits. The 12-story building contains 154 one-bedroom apartments for very low-income seniors. The rehabilitation includes roofing, thermal pane windows, a new heating and air-conditioning unit, and the replacement of kitchen cabinets and countertops and bathroom vanities.

Plainfield Tower will also have a large community room with a kitchen, new landscaping, an outdoor patio and community garden, and security guards at the front entrance. An emergency pull cord system will be installed in all apartments.

The other housing projects are in Jersey City, Hoboken, Long Branch, Passaic, Camden, Toms River, Gloucester Township, Evesham and Deptford.

Under federal low income housing guidelines, the apartments must be reserved for low-income households for a period of 30 to 45 years.

The state is providing \$15.1 million through a federal low-income housing tax credit program and \$39 million through a state affordable housing fund. All of the projects are expected to be completed within two years at a cost of \$136.1 million.